

**FOR SALE FREEHOLD – GUIDE PRICE:£250,000 PLUS VAT
RESIDENTIAL DEVELOPMENT OPPORTUNITY ADJACENT TO
THE LUCK PENNY, 62 CRAB LANE, STAFFORD, ST16 1SQ**



Existing View

- Great commuting links to Birmingham and Stoke-on-Trent
- Plot size of c. 0.2 acres
- Outline planning consent granted for the erection of four semi-detached dwellings of 1,001 sq. ft each
- Likely to be of interest to local/regional developers, builders and investors

Location

The proposed development is located in the market town of Stafford on the popular Trinity Fields Estate. It is within close proximity to local schools and is well located next to J14 of the M6 motorway, connecting to the national motorway network. The site is situated 15 miles from Stoke-on-Trent and Birmingham City Centre is within a 35 minute drivetime. Birmingham international airport is only 49 minutes from the site.

The parcel of land being sold forms part of the pub car park which is located next to the Luck Penny public house.

Planning consent has been granted for the following:

Plot 1	Semi Detached	3 Bed	1,001 sq ft
Plot 2	Semi Detached	3 Bed	1,001 sq ft
Plot 3	Semi Detached	3 Bed	1,001 sq ft
Plot 4	Semi Detached	3 Bed	1,001 sq ft

The site represents an exciting opportunity to create an attractive residential scheme and is likely to be of interest to local/regional developers, builders and investors.

Tenure

Freehold. The site forms part of the pub's title (SF8642) and will be separated at the point of sale. The demise of the site is shown for guidance purposes on the Site Plan included on page 4 and outlined in red.

Planning & Development

Local Authority

Stafford Borough Council.

Outline planning consent has been granted (all matters reserved expect access) for the erection of 4no. semi detached dwellings with new vehicular access and associated works. Together with revised car parking layout to serve the Luck Penny. The purchaser will be responsible for the associated car parking works.

Planning Application Ref: 22/36130/OUT

Highways

Purchasers are advised to satisfy themselves of the specification of the Highways works.

Site Plans and Associated Documents

The site plans and full details of the planning application is available upon request or can be found on the Council's website.

CIL & S106

We understand that there is no Community Infrastructure Levy payable, but purchasers should rely on their own enquiries.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

VAT

VAT will be applicable on the sale of the site.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

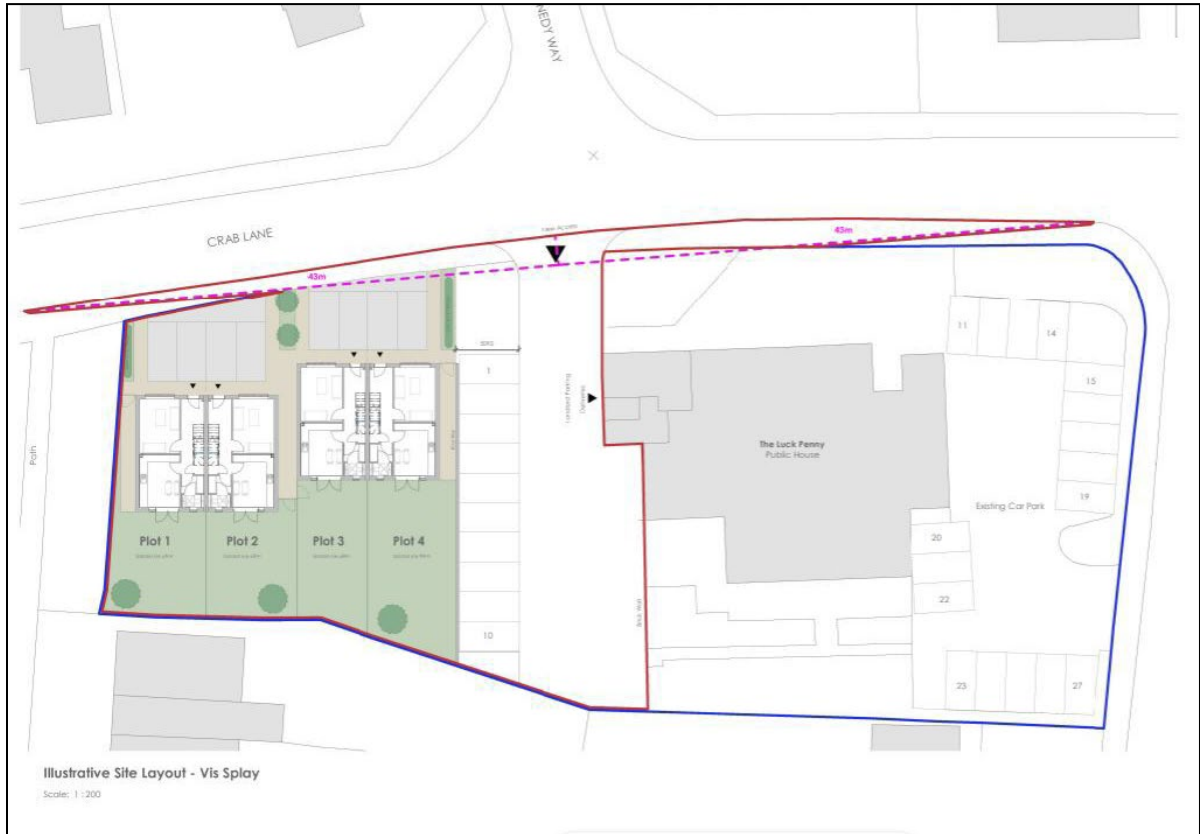


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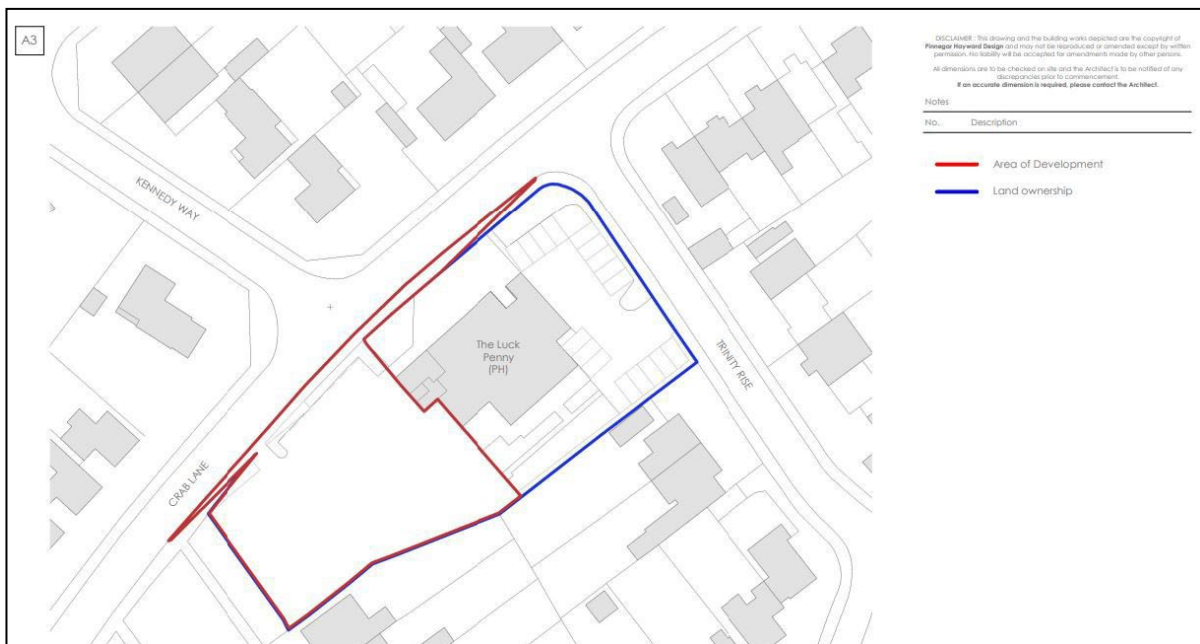


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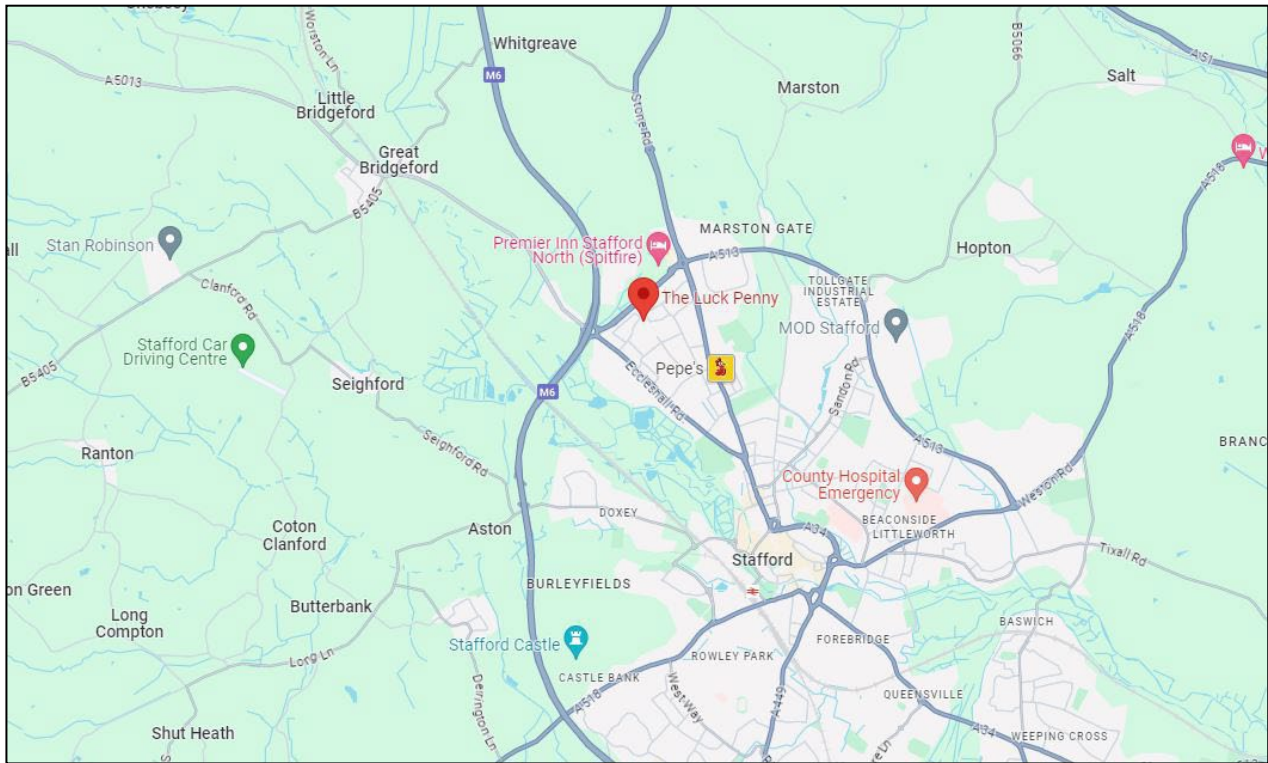
Illustrative Site Layout



Site Plan



Location Plan



Title Plan



Important notice

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Our Services & Offices

